175.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,300 / 870,300
					USE VALUE:	870,300 / 870,300
					ASSESSED:	870,300 / 870,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASANAVE DAVID C/ELIZABETH L
Owner 2:	
Owner 3:	
Street 1:	9 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARENTI PHILIP & ALICE -
Owner 2:	-
Street 1:	9 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,386 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 2277 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	484,200		386,100	870,300
Total Card	0.101	484,200		386,100	870,300
Total Parcel	0.101	484,200		386,100	870,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.28 | /Parcel: 382.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117251
GIS Ref:
GIS Ref:
Insp Date: 08/31/18

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,200	0	4,386.	386,100	870,300	870,300	Year End Roll	12/18/2019
2019	101	FV	362,500	0	4,386.	380,600	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	384,500	0	4,386.	292,300	676,800	676,800	Year End Roll	12/20/2017
2017	101	FV	384,500	0	4,386.	275,800	660,300	660,300	Year End Roll	1/3/2017
2016	101	FV	384,500	0	4,386.	253,700	638,200	638,200	Year End	1/4/2016
2015	101	FV	356,600	0	4,386.	237,200	593,800	593,800	Year End Roll	12/11/2014
2014	101	FV	356,600	0	4,386.	218,400	575,000	575,000	Year End Roll	12/16/2013
2013	101	FV	356,600	0	4,386.	218,400	575,000	575,000		12/13/2012

!13647!

PRINT

Date	Time
12/11/20	03:34:23

LAST REV

Date	Time
10/02/18	11:28:24

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13647

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARENTI PHILIP	34954-314		3/4/2002	Family	250,000	No	No		
	6544-379		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	117251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2009	677	Addition	71,000					2 STORY ADD W/ ROO
7/1/2009	548	Demoliti	1,000					
7/3/2003	546	Addition	27,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
10/28/2010	Info Fm Plan	BR	B Rossignol
2/18/2010	Info Fm Prmt	BR	B Rossignol
1/5/2009	Meas/Inspect	345	PATRIOT
6/20/2002	MLS	MM	Mary M
12/29/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA: 0.10069 | Total SF/SM: 4386 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,105 | Spl Credit | Total: 386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11121404
Const Adj.:	0.99989998
Adj $ / SQ:	144.443
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507510
Depreciation:	23345
Depreciated Total:	484164

COMMENTS

NO INSIDE ACCESS TO BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

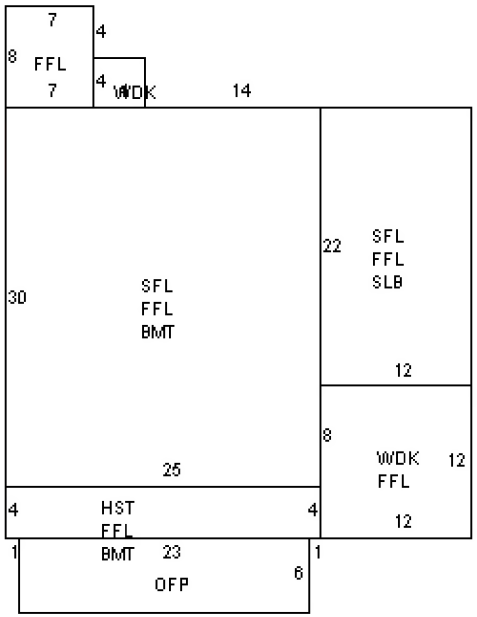
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.89
Special Features:	0	Val/Su Net:	131.26
Final Total:	484200	Val/Su SzAd	212.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,314	144.440	189,799
SFL	Second Floor	913	144.440	131,819
BMT	Basement	850	43.330	36,833
SLB	Slab	264	14.440	3,813
WDK	Deck	160	12.250	1,960
OFP	Open Porch	138	28.450	3,927
HST	Half Story	50	144.440	7,222
	Net Sketched Area:	3,689	Total:	375,373
Size Ad	2276.5999	Gross Are	3840	FinArea 2277

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

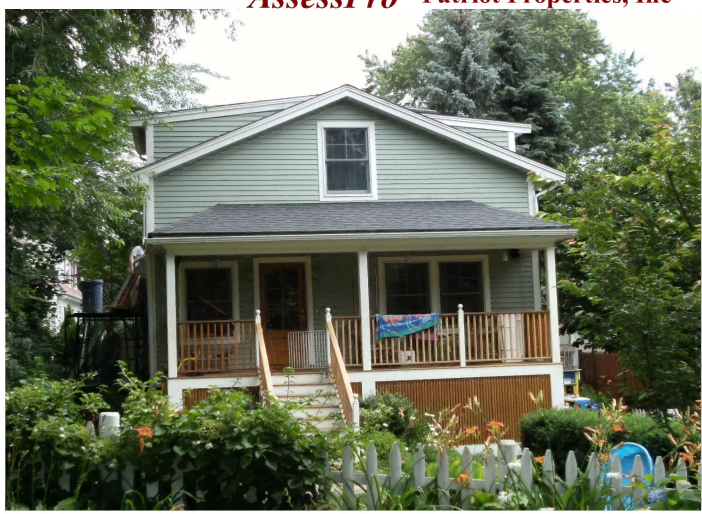
SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc